



# NORFOLK

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## **CITY PLANNING COMMISSION MEETING AGENDA October 23, 2014**

**12:30 PM –City Planning Commission lunch**

**1. Call to Order/Roll Call**

**2. Architectural Review Board items Action (1:00 PM)**

**A. Public Projects**

**1. Location: 1402-46 Church Street—Maplewood Plaza**

Applicant: Howerin Construction

Project Request: Construction of a mixed-use development

Project Summary: This mixed-use development is proposed to be three-stories on an L-shaped lot that fronts Church Street between Johnson and Washington Avenues. The building shall be sited fronting the corner of Church Street and Washington Avenue with the parking behind and to the side of the building. The massing and footprint of the building is rectangular. The Church Street elevation has three vertical towers that break the façade by sitting forward. The vertical towers are taller than the main flat roof and are capped with a hipped roof. A short wing with another tower sits halfway back from the front elevation. There are two more vertical towers along the back elevation. The Church Street frontage on the first floor has commercial storefronts with all of the residential access off of the rear parking lot. There is also commercial access off of Washington Avenue and the South elevation that faces the parking lot and Johnson Avenue.

The building is clad in red brick and use an architectural roofing shingle. The windows are proposed to be white vinyl. Striped canvas awnings on metal frames are proposed for the storefront windows and the residential parking lot entrances. Metal canopies are proposed over the commercial entrances. Shutter style metal awnings over most of the residential unit windows in a contrasting color to the siding.

The application includes the landscaping design. The property has several existing trees that will be preserved. Two Crape Myrtles are proposed to be removed on the Washington Avenue side where the driveway curb cut is proposed. Plantings will happen based upon planting season restrictions. All of the planting beds shall be covered in three to four inches of hardwood mulch.

ARB Recommendation: By a vote of 7 to 0, the ARB recommends approval for the mixed-use development as presented.

**3. Director's Comments**

- A. Council Actions
- B. Future Action Items
- C. Consider beginning November 13<sup>th</sup> meeting at 12 noon rather than 12:30 to accommodate Christine Morris, Chief Resilience Officer, to speak on the "100 Resilient Cities" grant and upcoming ULI Technical Panel

**4. Comments from Commissioners**

**5. November 2014 Meeting Schedule\***

Wednesday November 5, 2014	1:00 PM Zoning Field Trip
Thursday, November 13, 2014	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

\* Due to City of Norfolk office closures for Veterans Day and Thanksgiving Holidays there will be only one (1) City Planning Commission meeting in November.

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

**[www.norfolk.gov/ARB](http://www.norfolk.gov/ARB)**